



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**SCHOOL STREET, BROMLEY CROSS, BOLTON
BL7 9DH**



- Two bedroom stone cottage
- Quality professionally fitted kitchen
- Two reception rooms
- Seperate utility room to rear
- Stylish modern shower room suite
- Deposit £1,095



£950.00 PCM

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Cardwells Letting Agents are delighted to market this lovely 2 bedroom stone cottage. Thought to date from around the 1830s this two bedroom stone cottage has been stylishly updated to enjoy the traditional charm of the period yet embrace modern luxuries such as: a stylish fitted kitchen and quality shower room suite. The property is set just off Hough Lane, and as such is ideally placed for the excellent amenities of both Bromley Cross and Eagley, these include: popular schools, easy access to Bromley Cross railway station (which serves Manchester), the local countryside and excellent leisure and recreational facilities. Viewings are strictly by appointment and can easily be arranged 7 days a week via Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

ENTRANCE VESTIBULE : 3' 5" x 12' 10" (1.04m x 3.91m) Double glazed entrance door, wood flooring.

LOUNGE : 13' 10" x 12' 10" (4.21m x 3.91m) Feature marble fireplace with attractive surround and mantle with inset living flame gas fire. uPVC double glazed window, feature wall paper to chimney breast, radiator.

DINING ROOM : 13' 10" x 8' 9" (4.21m x 2.66m) Feature wall paper to one wall, radiator, stairs off to first floor, archway into kitchen.

KITCHEN : 11' 9" x 7' 0" (3.58m x 2.13m) A stylish professionally fitted kitchen with an excellent range of drawers, base and wall cabinets, complete with "Rangemaster" cooker & extractor hood, integrated dishwasher, "Franke" single bowl sink and drainer with mixer tap, and integrated spotlighting, 2 UPVC double glazed windows

UTILITY ROOM : 9' 11" x 6' 10" (3.02m x 2.08m) Double glazed windows, door off to rear garden, plumbed for a washing machine, ceramic floor tiling.

LANDING : Drop down ladder access to the loft, storage space.

LOFT STORAGE SPACE : Access via a drop down ladder, there is power and a "Velux" style window providing natural light. Central heating boiler.

BEDROOM 1 : 13' 10" x 12' 8" (4.21m x 3.86m) uPVC double glazed window, fitted wardrobes with spotlighting, wood laminate flooring, radiator.

BEDROOM 2 : 8' 1" x 5' 11" (2.46m x 1.80m) uPVC double glazed window, radiator.

SHOWER ROOM : 7' 6" x 5' 8" (2.28m x 1.73m) A high specification modern shower room suite comprising of dual flush w/c, wash basin with built under storage space and shower cubicle, complimentary wall & floor tiling, spotlighting and uPVC double glazed window.

REAR GARDEN : There is an enclosed paved patio. Beyond the pathway there is a mature garden which has a lawned area, patio area with flower and plant beds.

Holding deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme should you choose this option, more information can be found at www.depositprotection.com

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1,866 per annum payable to Bolton council.

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a Leasehold tenure.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by

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